

For More Information:

CLAY SHORT

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Office Building For Lease

315 Magazine St, Tupelo, MS 38804

DOWNTOWN SMALL OFFICE



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



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OFFERING SUMMARY

Available SF:	651 SF
Lease Rate:	\$15.00 SF/yr (Gross)
Year Built:	1975
Building Size:	2,494 SF
Renovated:	2022

PROPERTY OVERVIEW

Small office downtown with reception lobby area, large 12' x 16' office or conference room, kitchen, break area and private restroom. Landlord willing to make improvements if required for qualified tenants.

LOCATION OVERVIEW

Located one block of Main Street in the heart of Historic Downtown Tupelo which is completely surrounded by City roads including West Main Street. Also bordered by recently enhanced sidewalks which increases the "walk-ability" of the immediate area . Includes a nice combo of public and private parking areas.

Neighbors include Central Business District clientele such as financial institutions, legal professionals, restaurants & retail featuring the region's local color, and municipal services. Also within close proximity to the Fairpark District which is Tupelo's highly successful urban-redevelopment project, and a primary center for entertainment for the extended trade area.

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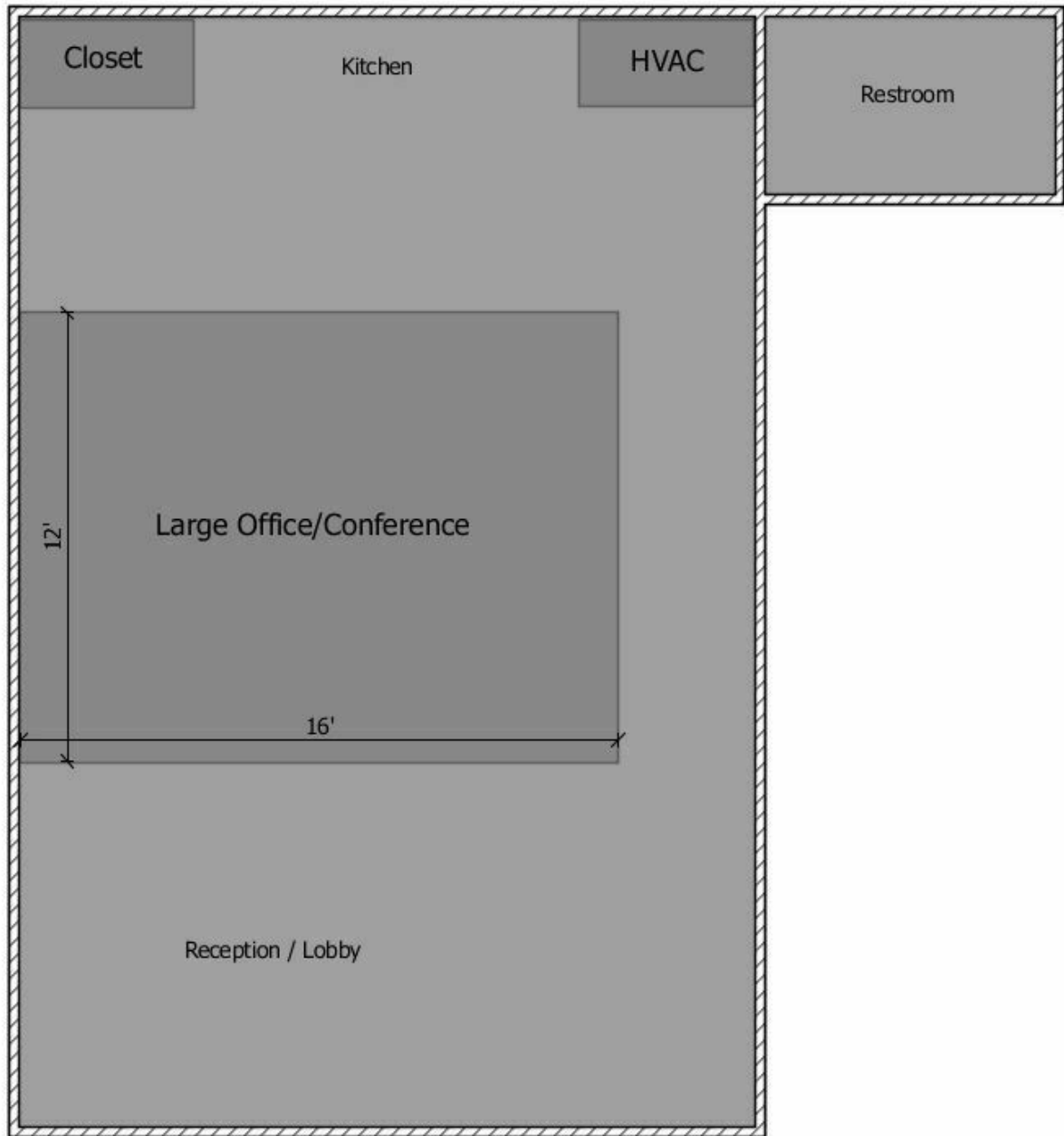
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FLOOR PLAN



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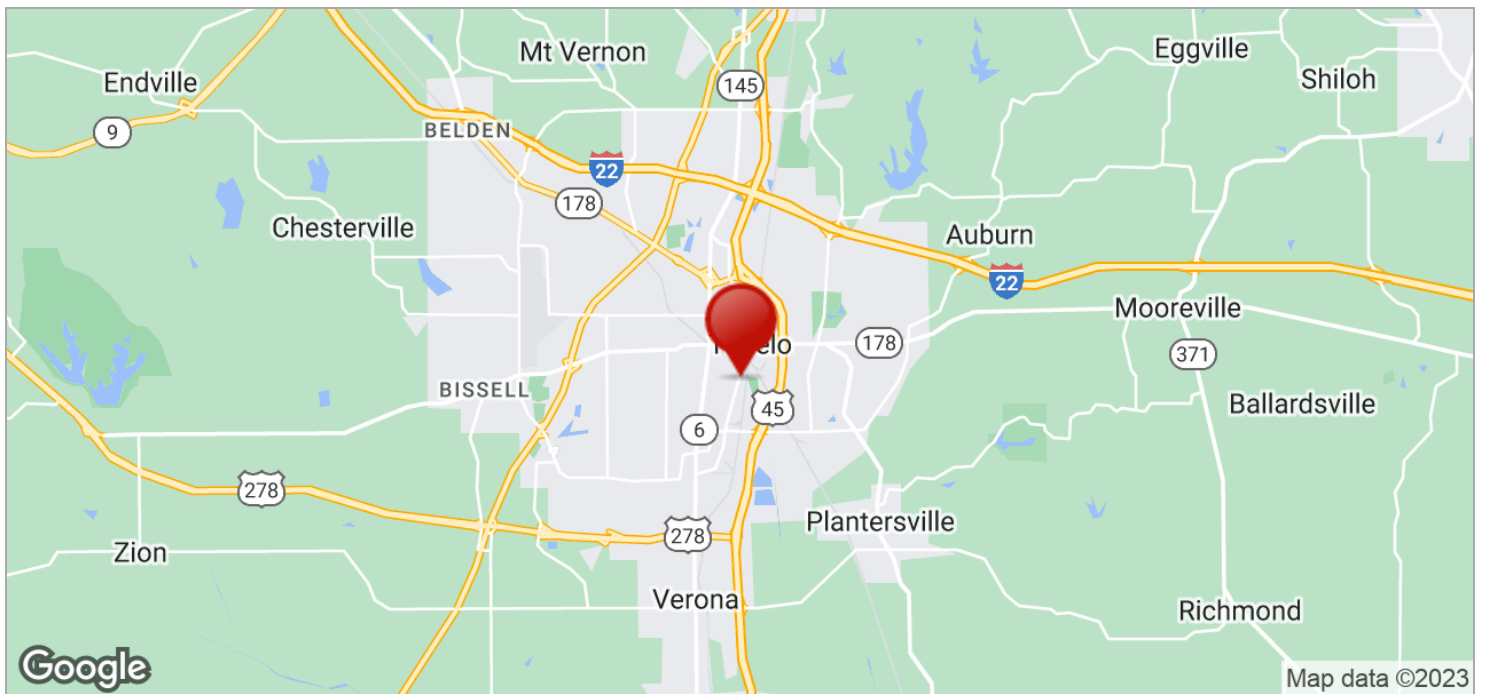
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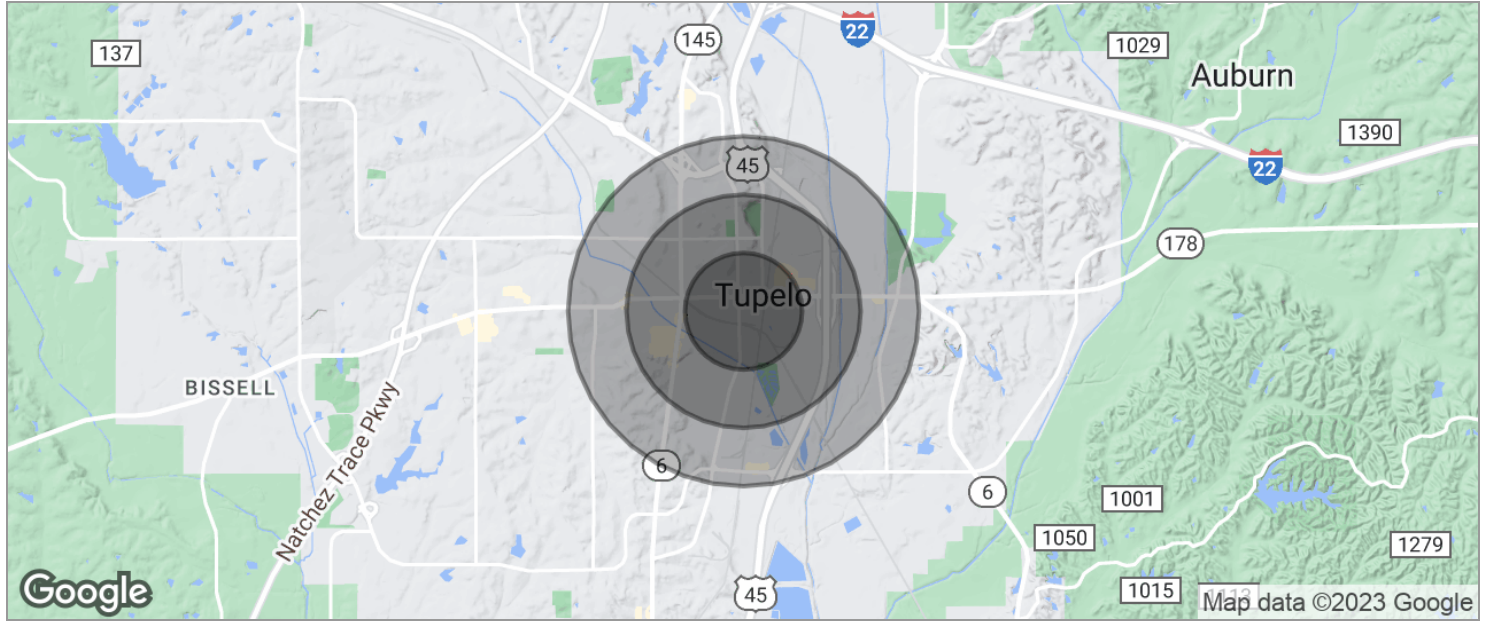
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	816	3,003	7,734
MEDIAN AGE	46.3	39.9	35.6
MEDIAN AGE (MALE)	51.0	39.6	33.3
MEDIAN AGE (FEMALE)	31.3	34.4	34.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	597	1,659	3,668
# OF PERSONS PER HH	1.4	1.8	2.1
AVERAGE HH INCOME	\$28,570	\$37,643	\$46,490
AVERAGE HOUSE VALUE	\$99,843	\$111,453	\$122,856

* Demographic data derived from 2020 ACS - US Census

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